

REVIEW OF DIC PROJECT

PROJECT #:	05- 274	Century Business Park, LLC
PROJECT DESCRIPTION:	The applicant is requesting a special exception to permit residential uses consisting of 508 units.	
LOCATION:	The approximately 67.8-acre subject property is located in the northeast corner of SW 157 Avenue and SW 120 Street, Miami-Dade County, FL	
ZONING CHANGE:	The applicant is requesting a special exception to permit residential uses in the BU-1A district and a variance to permit new residential construction in the Kendall-Tamiami Executive Airport outer safety zone.	
CURRENT TRANSIT CONDITIONS:	There is no transit service within the immediate vicinity of the proposed site. Closest Metrobus service is provided by Route 147 along SW 120 Street and 147 Avenues.	
SHORT RANGE TRANSPORTATION PLAN:	The 2005 Transportation Improvement Program (TIP) identifies under Road Impact Fees, SW 120 Street from SW 157 Avenue to SW 150 Avenue with construction of two lanes.	
LONG RANGE TRANSPORTATION PLAN:	The 2030 Long Range Transportation Needs Plan does not identify any improvements for the immediate area.	
TRANSIT DEVELOPMENT PLAN:	The 2005 Transit Development Program (TDP) identifies the West Kendall Crosstown, a new route operating seven days a week from the West Dade Bus Terminal to Coral Reef Dr. and SW 137 Avenue primarily along SW 147, 152, 157, and 162 Avenues. (2007)	
MDT COMMENTS/ RECOMMENDATION:	Based on the information presented, MDT has no objection to this project	
CONCURRENCY:	This project has been reviewed by MDT for mass transit concurrency and was found concurrent with the level-of-service standards established Miami-Dade County.	